

FAIRFAX COUNTY CIRCUIT COURT

LAND RECORDS' RECORDATION TAXES AND FEES

TAXES AND FEES		RECORDATION COST
State Tax		\$.15 per \$100 rounded to the next highest \$100 (§58.1-801,803)
County Tax		\$.05 per \$100 rounded to the next highest \$100 (§58.1-3800)
Grantor Tax		\$.50 per \$500 (\$.10 per hundred) rounded to the next highest \$500 (§58.1-802)
Transfer Fee		\$1.00 on all deeds (§58.1-3314(3))
Clerk's Fee		<p>Note: <i>The Clerk's Fee will be assessed for both the document and the plat(s).</i></p> <p>Documents:</p> <p style="padding-left: 40px;">\$21.00 for 1-10 pages or sheets \$35.00 for 11- 30 pages or sheets \$55.00 for 31 or more pages or sheets</p> <p>Note: (Includes \$1.50 State Library fee (§17.1-275 (A)(2)) and \$5.00 Technology Trust Fund fee (§17.1-279).)</p> <p>Oversized Plat Sheets (larger than 8 ½" x 14"):</p> <p style="padding-left: 40px;">\$20.00 per sheet (§17.1-275(A)(2))</p> <p>Note: (Includes \$5.00 Technology Trust Fund fee (§17.1-279).)</p> <p>Regular Plat Sheets (no larger than 8 ½"x 14"):</p> <p>There is no charge for recording regular plat sheets.</p>
ADDITIONAL FEES:		
Additional Names		There is no charge for indexing additional names.
Deed Processing Fee		\$10.00 every Deed, Deed of Trust or Mortgage that generates a tax under §§ 58.1-801 and 58.1-803. Also applies to any type of Certificate of Satisfaction, full or partial.
Open Space Preservation Fee		\$1.00 fee on every original and corrected Deed, Deed of Trust or Mortgage for property in Fairfax County (§58.1-817). (Not Fairfax City property.)

INSTRUMENT	FEE	FEE BREAKDOWN
Bill Of Sale	Based on Consideration	State Tax, County Tax on value of goods, Grantor Tax, Clerk's Fee
Certificate of Satisfaction (all)	\$31	Clerk's Fee, Deed Processing Fee
Confirmation Deed	\$23	Clerk's Fee, Transfer Fee, Open Space Preservation Fee
Confirmation Deed Correction	\$22	Clerk's Fee, Open Space Preservation Fee
Contract	Based on Consideration	State Tax, County Tax, Clerk's Fee (Cite VA Code section for exemption.)
Dedication	\$22 w/o plat \$42 w/1 plat	Clerk's Fee, Open Space Preservation Fee (Include \$20 Oversize Plat fee for each oversize plat sheet.)
Deeds	Based on Consideration	State Tax & County Tax based on sales price or Fair Market Value, whichever is greater, Transfer Fee, Clerk's Fee, Grantor Tax, Deed Processing Fee, Open Space Preservation Fee (Cite VA Code section for exemption.)
Deed Between Husband & Wife	\$23	Transfer Fee, Clerk's Fee, Open Space Preservation Fee (Cite VA Code section for exemption)
Deed Of Contribution	\$23	Transfer Fee, Clerk's Fee, Open Space Preservation Fee
Deed Of Dissolution	\$23	Transfer Fee, Clerk's Fee, Open Space Preservation Fee

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Deed Of Distribution	\$23	Transfer Fee, Clerk's Fee, Open Space Preservation Fee
Deed Of Gift	\$23	Transfer Fee, Clerk's Fee, Open Space Preservation Fee (Cite VA Code section for exemption)
Deed of Gift Correction	\$22	Clerk's Fee, Open Space Preservation Fee
Deed Of Partition	\$23.67	\$.50 State Tax, Transfer Fee (\$1.75), Clerk's Fee, Open Space Preservation Fee (Cite VA Code section for exemption)
Deed Pursuant To Property Settlement	\$23.67	\$.50 State Tax, \$.17 County Tax, Transfer Fee, Clerk's Fee (Cite VA Code section for exemption), Open Space Preservation Fee
Easement/Deed of Easement	\$32.20 w/o plat \$52.20 w/1 plat	\$.15 State Tax, \$.05 County Tax, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee
Lease	Based on Lease Amt	State Tax & County Tax on total amount of lease or value of land, whichever is less, Clerk's Fee (Cite VA Code section for exemption.)
Lease Communications Equip	\$41	\$15 State Tax, \$5 County Tax, Clerk's Fee
Lease Communications Tower	\$121	\$75 State Tax, \$25 County Tax, Clerk's Fee
Modification of Trust (terms only)	\$22	Clerk's Fee, Open Space Preservation
Modification of Trust (increase loan amount)	Based on Consideration	State & County Tax on amount borrowed, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee
Mortgage	Based on Consideration	State Tax & County Tax on amount borrowed, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee
Option	Based on Option Amt	State Tax & County Tax on amount offered to receive option, Clerk's Fee
Quitclaim Deed	\$33.67	\$.50 State Tax, \$.17 County Tax, Transfer Fee, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee
Quitclaim Deed Correction	\$22	Clerk's Fee, Open Space Preservation Fee
Quitclaim Easement	\$31.20	\$.15 State Tax, \$.05 County Tax, Clerk's Fee, Deed Processing Fee
Release Trust/Deed of Release	\$22.67	\$.50 State Tax, \$.17 County Tax, Clerk's Fee, Open Space Preservation Fee
Trust	Based on Consideration	State & County Tax on amount borrowed, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee
Trust (Rollover; Refinance)	Based on Consideration	State Tax & County Tax on difference between the original amount on the existing trust and new money borrowed, (Applies if SAME LENDER only; Refinance with Same Lender language required; cite VA Code section for exemption); Clerk's Fee, Open Space Preservation Fee

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THE FOLLOWING DOCUMENTS ARE RECORDED FOR CLERK'S FEE ONLY (\$21.00).	
Affidavit (Correction, Modification, Release)	Mechanic's Lien (Corr, Rel)
Agreement (Corr, Mod, Rel)	Merger (Corr)
Assignment (Corr, Mod, Rel, Supplemental)	Modification of Trust Correction
Assumption Agreement (Corr)	Mortgage Release
Bill of Sale Correction	Lis Pendens (Corr, Rel)
Bylaws (Corr, Mod)	Notice (Corr)
Certificate (Corr, Mod, Rel)	Option Correction
Certificate of Satisfaction Correction	Permit (Corr)
Certificate of Transfer (Corr)	Power of Attorney (Corr)
Contract Correction	Quitclaim Easement Correction
Contract Release	Resignation of Trustee (Corr)
Court Order (Corr)	Resolution (Corr)
Covenant (Corr, Mod, Rel, Supp)	Resubdivision (without plat) (Corr)
Declaration (Corr, Mod)	Revocation of Power of Attorney (Corr)
Disclaimer (Corr)	Subordination (Corr)
Homestead Deed (Corr, Mod)	Substitution of Trustee(s) (Corr)
Lease Correction	Trust Agreement (Corr, Mod)
Lease Release	Trust Assignment (Corr)
Lease Assignment	Trust Correction
Lease Communications Equipment (Corr, Mod, Rel, Supp)	Trust Supplemental
Lease Communications Tower (Corr, Mod, Rel, Supp)	Vacation (Corr)
Lease Supplemental	Violation (Corr, Rel)
License (Corr)	Waiver (Corr)
Lien (Corr, Rel)	

<i>The Following Documents are Recorded for NO CHARGE</i>	
Trustee's Reports	
Easements for:	Town of Herndon Town of Vienna City of Fairfax
Documents resulting from Actions of the Fairfax County Board of Supervisors	

**FAIRFAX COUNTY CIRCUIT COURT
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JUDGMENT DOCKETING FEES	
\$10.00	Docketing of Virginia (not Federal) Judgment
\$10.00	Assignment of Judgment
\$25.00	Docketing of Foreign Judgment
\$5.00	Abstract of Judgment
\$7.50	Triple Seal Abstract of Judgment
\$2.50	Triple Seal Copy of General District Court Judgment
\$17.50	Triple Seal and Docket Virginia Judgment
\$32.50	Triple Seal and Docket Foreign Judgment
\$2.00	Docket Fairfax Water (Water Authority) Lien
\$1.00	Release Fairfax Water (Water Authority) Lien
\$5.00	Docketing and Releasing of IRS tax lien
No Charge	Release of Judgment (except IRS and Fairfax Water)
6%	Judgment Rate of Interest